

13415 US HIGHWAY 421 | GOLDSTON, NC

INDUSTRIAL SITE FOR SALE



UP TO 700,000 SF
DEVELOPMENT



INCOME
IN-PLACE



PROPERTY DETAILS

Land Area	115 Acres
Usable Area	±75 Acres
Zoning	Heavy Industrial



Income-Producing Industrial Site with Significant Phased Redevelopment Optionality

The investment presents a rare opportunity to acquire an income-producing industrial asset with substantial long-term redevelopment potential in Sanford, NC, a growing industrial corridor within the greater Research Triangle region. The existing building provides stable in-place cash flow, allowing investors to carry the site at a reduced basis while entitlements and market conditions support a phased redevelopment of up to approximately 700,000 square feet of new industrial space over time.

The property's scale, zoning, and access to regional transportation infrastructure position it as an attractive future industrial campus capable of accommodating modern logistics, manufacturing, and distribution users. The ability to execute development in phases offers flexibility to align capital deployment with tenant demand, mitigate timing risk, and capture rental growth as the Sanford market continues to benefit from population growth, corporate expansions, and spillover demand from Raleigh-Durham.

Key Highlights:

Location Advantage:

Situated in a high-growth industrial corridor with excellent transportation and logistics connectivity.

Market Potential:

Supported by increasing demand in manufacturing, warehousing, and distribution sectors.

Financial Outlook:

Projected to generate stable cash flows through May 2029.

What is the Sanford story?

- » Triangle-Adjacent, Cost-Advantaged Location: Positioned within the extended Research Triangle, offering access to Raleigh-Durham while providing meaningfully lower land and occupancy costs.
- » Spillover Demand from Core RTP Markets: Rising rents and land constraints in Raleigh-Durham are driving industrial users to Sanford for scalable, efficient facilities.
- » Growing Population & Labor Base: Steady Lee County population growth and residential development support an expanding, cost-competitive workforce.
- » Established Industrial & Manufacturing Presence: Long-standing manufacturing roots create a skilled labor pool and infrastructure well-suited for logistics and light industrial users.
- » Pro-Business Economic Development Environment: Local and county agencies actively support industrial investment through incentives, infrastructure coordination, and streamlined approvals.
- » Early-Stage Institutional Industrial Submarket: Limited Class A inventory and modest new supply create first-mover opportunity and long-term rent growth potential.
- » Long-Term Growth Visibility: Sanford's affordability, workforce access, and regional connectivity position the market for sustained industrial absorption over multiple cycles.

DEVELOPMENT SUMMARY

Sanford Industrial - US Route 421

CURRENT BUILDING SPECS

Building SF 305,000 SF
Leased SF 202,500 through 5/31/29

Leased by:  **RECOVERY LOGISTICS**

recoverylogistics.com

Recovery Logistics is a national provider of disaster recovery and field logistics services, supporting utilities, telecommunications providers, and government agencies across the United States.

Founded in 1999, it specializes in rapid-response deployment, including temporary base camps, power generation, fuel services, and operational support during major storm and emergency events.

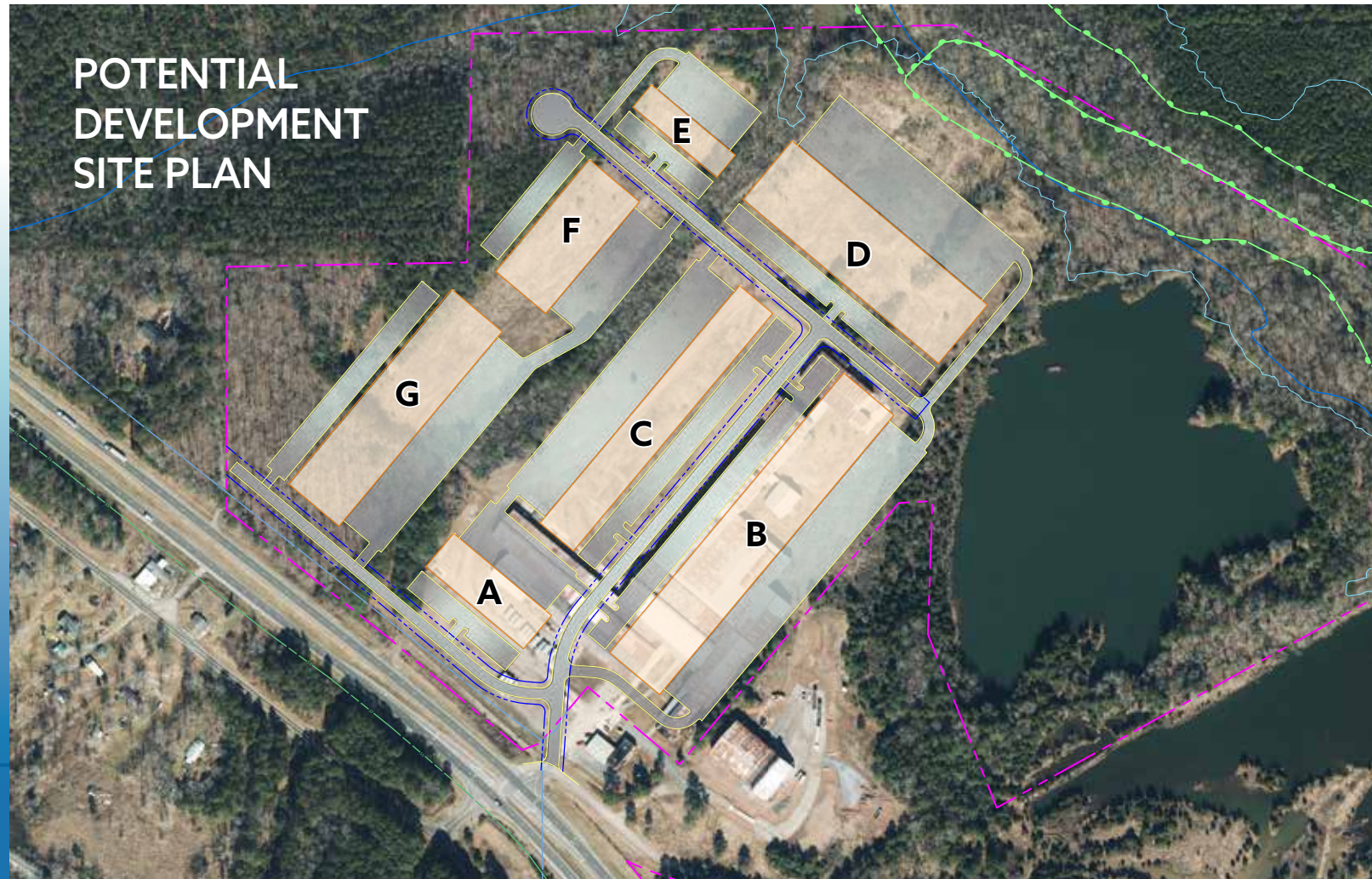
Their mission-critical services and nationwide client base position the company as a key partner in maintaining and restoring essential infrastructure during periods of disruption.

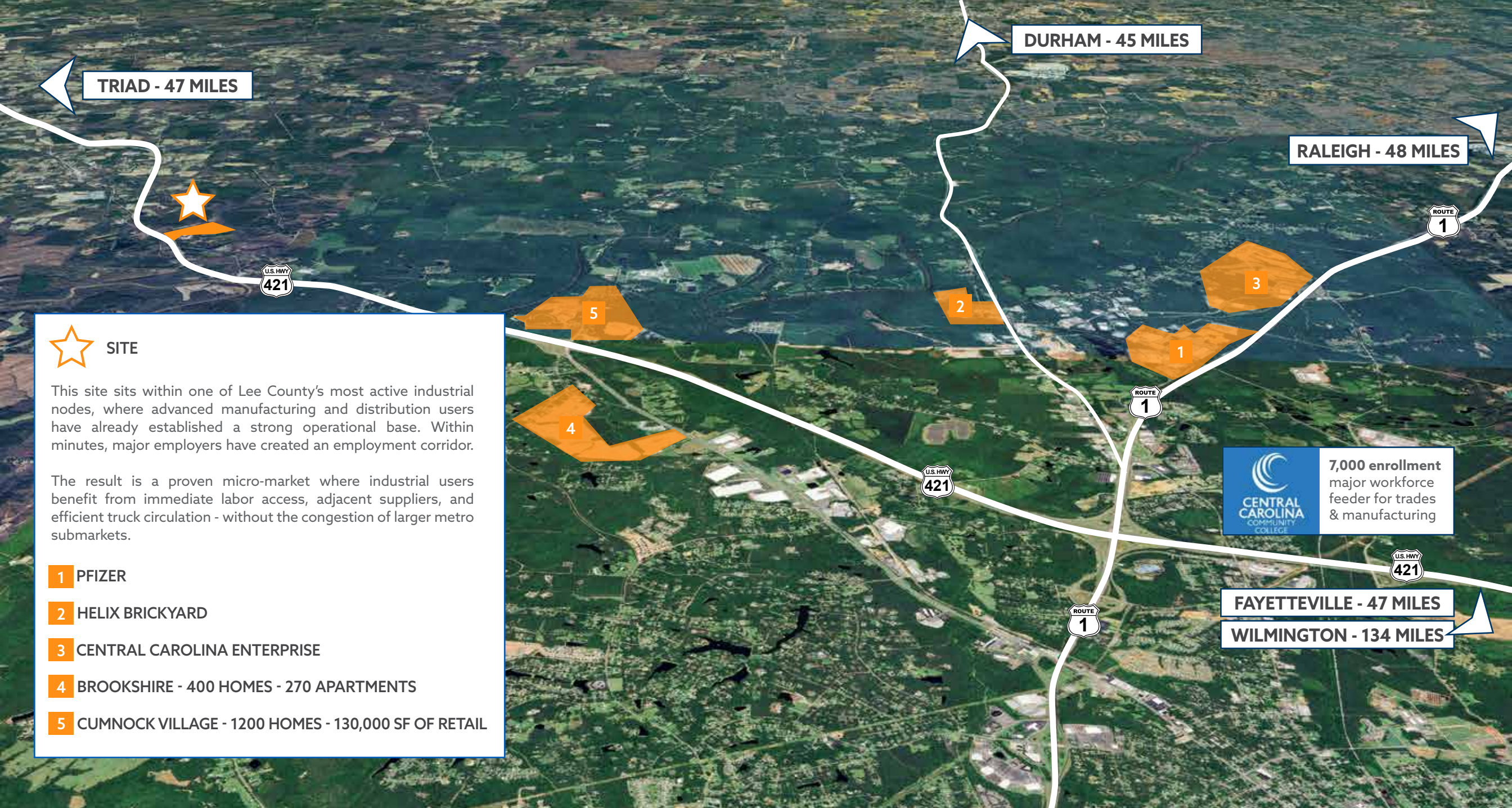


BROKER CONTACT:

J.D. McNeill
Managing Director | Raleigh Commercial
919.743.2561

Building	Depth (ft)	Length (ft)	Square Feet (SF)
Building A	120	350	42,000
Building B	180	1000	180,000
Building C	120	850	102,000
Building D	210	700	147,000
Building E	80	300	24,000
Building F	180	400	72,000
Building G	180	700	126,000
TOTAL SF			693,000





TRIAD - 47 MILES

DURHAM - 45 MILES

RALEIGH - 48 MILES

FAYETTEVILLE - 47 MILES

WILMINGTON - 134 MILES

 **SITE**

This site sits within one of Lee County's most active industrial nodes, where advanced manufacturing and distribution users have already established a strong operational base. Within minutes, major employers have created an employment corridor.

The result is a proven micro-market where industrial users benefit from immediate labor access, adjacent suppliers, and efficient truck circulation - without the congestion of larger metro submarkets.

- 1** PFIZER
- 2** HELIX BRICKYARD
- 3** CENTRAL CAROLINA ENTERPRISE
- 4** BROOKSHIRE - 400 HOMES - 270 APARTMENTS
- 5** CUMNOCK VILLAGE - 1200 HOMES - 130,000 SF OF RETAIL



7,000 enrollment
major workforce
feeder for trades
& manufacturing

